

Community Preservation Committee  
Meeting Minutes  
Meeting of January 5, 2011  
Room 008 Warren Building

The Community Preservation Committee met in Room 008 at the Warren Building on January 5, 2011.

**Present were the following CPC members:** Jack Morgan (Chair), Allan Port (Vice Chair) (arrival at 7:40pm), Tony Parker, Dwight Lueth, Bob Goldkamp Jim Conlin (arrival 7:40 PM) and Stephen Murphy. Susan Minio, CPC administrative assistant was also present. Absent: Joan Gaughan and Don McCauley.

The Chair called the meeting to order at 7:34 PM.

**Citizen Speak**

Dwight Lueth introduced Laura Fragasso, Friends of Brookside Road, and gave a brief update on Brookside Road and land that is owned by the Country Club and the Town. HANDOUT: Short Form Application for \$1,000 to cover a study. The application is a joint application for funds submitted by the Wellesley Historical Commission and Friends of Brookside.

Laura Fragasso and approximately 130 other people formed Friends of Brookside Road in March 2010 to educate people about the cultural and natural resources of the area and the role of Chief Maugus and preserve the heritage of the area. They would like to undertake an inventory of the significance of the road and take that to the State Historical Commission.

The Chair stated for the record that, as he did last fall when the Planning Board brought a possible project tied to Brookside Road, as a member of the Wellesley Country Club, he would recuse himself. Allan Port, Vice Chair, led the discussion and the Vice Chair opened the issue up for discussion.

Dwight Lueth said that the group appeared before the Historical Commission on Tuesday night. Only a handful of the Commission members were aware of the historical significance of the area. The WHC felt that a survey should be done and wanted to move ahead quickly as the Country Club is moving forward with construction.

Stephen Murphy asked what the intended goal of this request would be and whether \$1,000 would cover the study. According to Mr. Lueth, this is a normal fee for this initial piece of a survey and the goal is to very quickly gather information. Allan Port asked what the timing was for this request. Mr. Lueth stated that they would want to start this prior to ATM. Tony Parker asked whether this would go to the Planning Board to get this designated a scenic way and thus protect it? Dwight Lueth stated that this study would provide an expert opinion and specific options that could be explored for that area. There was a discussion on timing of this issue.

The Vice Chair stated that since this issue and request was not on the agenda it could not be voted upon. CPC will place this request onto the agenda for the January 19<sup>th</sup> meeting.

**Wellesley Housing Development Committee application for 450,000 equity grant – Bob Goldkamp, CPC, Bob Kenny, Chair WHDC.**

HANDOUT: WHDC REQUEST slides

Bob Goldkamp gave a brief overview of the mission and purpose of the WHDC and the need for affordable housing in Wellesley. The State requires 10% affordable housing and the Town current has 5.48% so there is a need for additional units. Banks will only lend WHDC 50% of the purchase price for these affordable units so there is a need to maintain cash on-hand.

He provided an update on the two properties (3 units total) purchased last year. The 3 month marketing effort has begun and by mid-March the lottery should be concluded. Renovation work is almost done. Open Houses are scheduled for January 29<sup>th</sup>.

After recent purchases, the WHDC has approximately \$221,100 remaining from prior CPC equity grants. Adding the additional funds being requested at this coming ATM would provide adequate funds to cover the needs of the WHDC.

#### **Fuller Brook Park Project Update**

The Chair gave a brief update on the project. FBPCC, working with the DPW, created a process and a timeline to get the RFP for the next phase of Fuller Brook by the third week of March. Advisory has been notified that this is the timing of the process and the joint meeting on the 19<sup>th</sup> will be important to keeping this moving forward. There was a brief discussion around the management of the project going forward.

#### **Invoice Approval**

- **Swank Audio Visual: Reimburse Neal Seaborn \$63.75**
- **The Windsor Press FBP Postcards \$113.00**
- **Pressley Associates \$125.00**
- **TOW Transfer – mailing costs \$570.00**

Jim Conlin moved to approve the above invoices for the Fuller Brook Park project.

Alan Port seconded the motion. In addition, he wants it noted that going forward the NRC should not be paying sales tax on purchases. After a vote, the invoices were unanimously approved for payment.

#### **Minutes Approval**

Alan Port moved to approve the minutes from the December 21, 2010 meeting. Stephen Murphy seconded the motion and after a vote, the motion carried unanimously.

#### **Further discussion of CPA Financial Plan**

Katherine Babson, Chair, Board of Selectmen

Ellen Gibbs, Board of Selectmen, and CPC Liaison

Hans Larsen, Executive Director, Town of Wellesley

HANDOUT: Financial document FY11-FY18

The Chair stated that he would like to have a draft of the CPC five-year plan posted online prior to the Public Hearing. He raised two of the big challenges that need to be addressed: 1) how to meaningfully show designated vs undesignated funds with base-level projects and with known big projects, and 2) when and what to borrow.

Stephen Murphy stated that if it is highly probable that when CPC goes to market for the bond, the rate would be significantly lower sooner. However, there are other factors that may be at play.

If CPC borrows funds, it is the Chair's understanding that the money would go into undesignated funds and the debt service would be paid from undesignated funds in the same way that it is paid on any Town borrowing. There was a discussion on the challenges of borrowing early vs borrowing later. Hans Larsen, the Town Executive Director, cautioned against borrowing money too early in the process as a 7 year payment plan would make doing so very tight.

Jim Conlin raised several uncertainties including the timing of the project, growth of the local surcharge, and the State Match. Ms. Babson, Chair of the Board of Selectman, suggested that if the project is a \$5-6 million dollar project the project sponsors might need to phase the project and therefore the actual spend might not be all at once.

It was decided that CPC would show the borrowing against the construction phase of FBP.

In this model, - just for planning purposes, the project would be shown as a single phase project with a 50-50% split between CPC and General Fund. Mr. Larsen supported the idea of assumed borrowing on the later project and also suggests that the borrowing could be shown as phased.

The Committee then discussed designated vs. undesignated funds. Alan Port would prefer to put additional funds in for every year for WHDC as that has been our history and would prefer to show 225,000 per year.

There was additional discussion on the crowding of other uses for a number of years. Tony Parker stated that this was his concern as well. After a brief discussion, it was agreed that there

would still be available funds for a number of smaller projects and that the fund could be built back over time with careful planning.  
The Chair will put together all of the notes from the meeting and create the plan that will be posted online.

**St. James Update**

At this time this project will not be brought forward at the spring ATM.

**Adjourn**

The meeting adjourned at 9:50pm